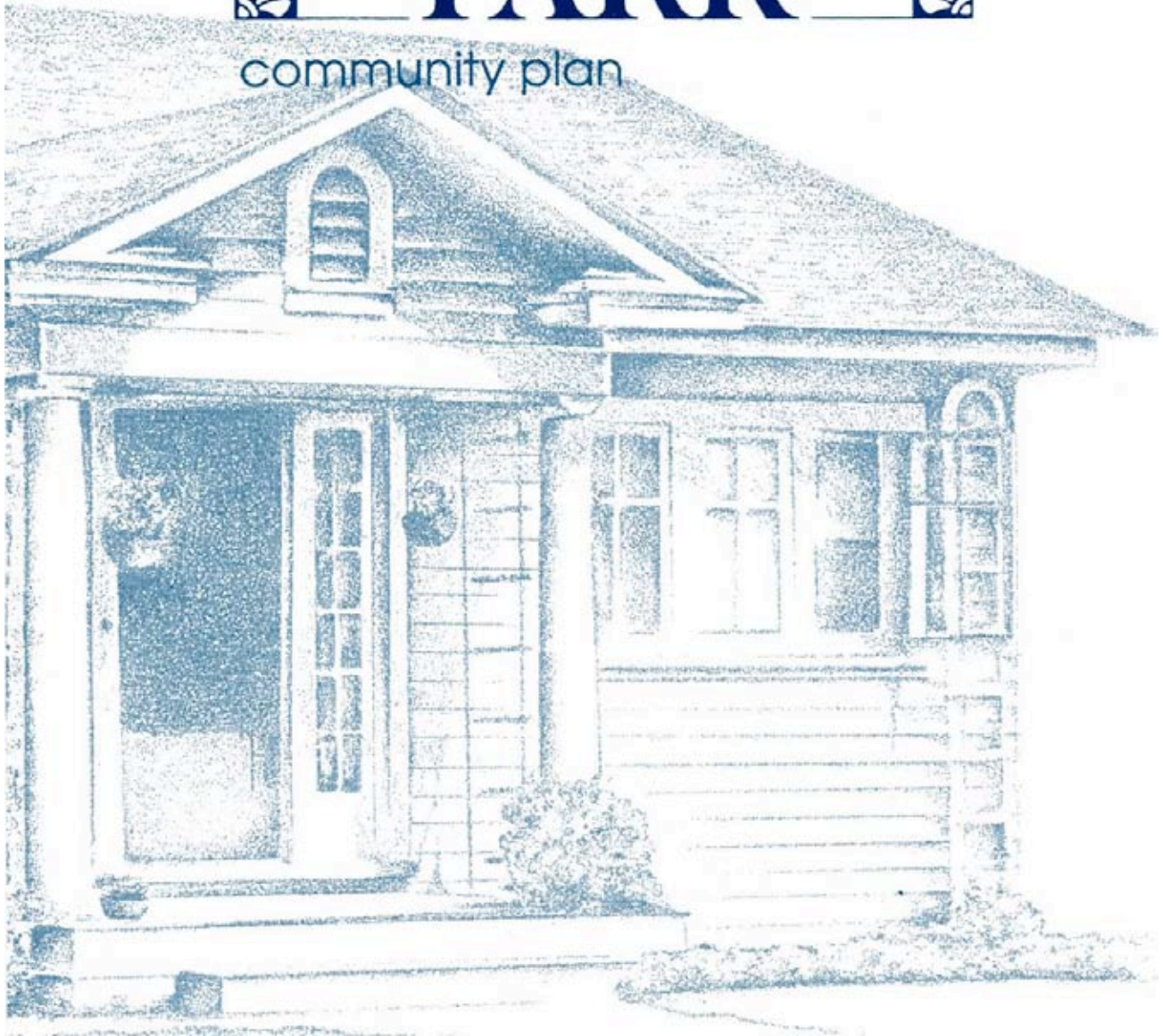


GREATER NORTH PARK

community plan



GREATER NORTH PARK



community · plan

November 1986

City of San Diego
Planning Department
202 C Street, MS 4A
San Diego, CA 92101



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GREATER NORTH PARK COMMUNITY PLAN

The following amendments have been incorporated into this February 2006 posting of this Plan:

Amendment	Date Approved by Planning Commission	Resolution Number	Date Adopted by City Council	Resolution Number
Adoption of the Greater North Park Community Plan	August 28, 1986	6538	November 5, 1986	R-266993
Redesignated a portion of the planning area			March 13, 1990	R-275278
Released portions of the planning area from requirements of the Single-Family Protection Ordinance			March 13, 1990	R-275279
Refined areas of the Single-Family Protection Ordinance			June 26, 1990	R-276017



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Gene Lathrop, Senior Planner (Project Planner)

Staff

Allen M. Jones, Deputy Planning Director
Mary Lee Balko, Principal Planner
Gene Lathrop, Senior Planner
John Wilhoit, Senior Planner
Gordon Wilson, Senior Environmental Analyst
Steve Tallian, Graphics Supervisor
Ted Blake, Graphics
Linell Maloney, Graphics
DonnaLee Santos, Word Processor

COMMUNITY GROUPS

Greater North Park Community Plan Task Force
Greater North Park Community Planning Committee
North Park Community Association
University Heights Community Association
North Park Business Association

DESIGN STUDIES

North Park Design Study
Prepared by:
The Jerde Partnership, Inc.
in Association with
Lawrence Reed Moline, Ltd.

The Design Study for the Commercial
Revitalization of El Cajon Boulevard
Prepared by:
Land Studio, Rob Quigley, AIA
Kathleen McCormick

GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE

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THE CITY OF
SAN DIEGO

GLORIA D. McCOLL
COUNCILMEMBER
THIRD DISTRICT

Dear Neighbors:

The last North Park Community Plan was drafted in 1970. This Plan was never fully implemented. As a result, much of the zoning in this area dates back to the 1930s.

Since 1970, many things have occurred in North Park and citywide, which have changed the area dramatically and caused its land use plan to be drastically outmoded. The once-thriving commercial areas of North Park have experienced a marked decline since the early 1960s, due in large part, to the development of newer commercial shopping facilities in Mission Valley.

The 1979 Growth Management Plan recommended utilization of the existing infrastructures of streets, sewers, water mains, schools, parks and other public facilities, creating infill development in the existing urbanized areas of the City, like North Park.

Stimulus to revitalizing older communities has been needed. But the rapid growth has exacerbated the lack of public facilities. Neighborhood identity was disappearing. With the exception of a few canyon areas, open space is non-existent.

In December 1984, the passage of the community plan for the neighboring Mid-City area further exacerbated the pressures of development on the North Park community.

With the new zoning in place next door in Mid-City, North Park became even more attractive to developers. Development increased so dramatically that the community petitioned the City Council. They requested relief from the flood of building that threatened to destroy the character and balance of the neighborhoods in North Park.

Specifically, the community requested protection from a building rate that had more than doubled in one year, jumping from 150 new units in 1933 to 400 units in 1984, to 587 units in the first ten months of 1985. They also asked for more stringent parking requirements and the preservation of North Park's canyons and hillside open space.

In response, the City Council passed the North Park Interim Ordinance in March 1986. This action permitted development by ministerial permit, not to exceed one dwelling unit per 1,500 square feet of parcel area in the R-1000, R-600 and the R-400 zones. Development above this density required a Planned Residential Development permit.

Meanwhile, as Councilwoman for the Third District, I made updating the Greater North Park Community Plan a top priority.

To help accomplish this, I formed the Greater North Park Community Plan Task Force to work out solutions to the complex issues faced by the community.

The Task Force was comprised of representatives from diverse backgrounds including developers, Construction Industry Federation representatives, members of the Board of Realtors, the Apartment Owners Association and community organizations, as well as, representatives of the School Board and the City Planning Department.

The Task Force met early in the morning twice a month for nearly a year, to solve problems in the areas of land use, parks, zoning, schools, transportation, design guidelines and public facilities financing.

During this same period, a Joint City Council/School Board Task Force was also meeting bi-monthly. It was formed to specifically address the issues of overcrowding of school facilities and how sites might be expanded.

Campuses in North Park are three to four acres, while in planned urbanized areas they are twice that size.

All this effort culminated in the unanimous adoption of the Greater North Park Community Plan on November 5, 1986. An Emergency Ordinance was approved on November 18, 1986, effective immediately, to protect low-density residential areas from overbuilding during implementation of tailored zoning.

The transportation issues in the Plan have revolved around the widening of Texas Street, the addition of left-turn pockets on El Cajon Boulevard and the creation of a two-way couplet system on University and Lincoln Avenues.

Residential and Commercial design elements have been conceptualized for the North Park community and these are included in the Urban Design Element of the Plan. The recommended solutions to the problem of poorly designed development are aimed at guiding new development so that it is compatible with the unique, existing character of North Park.

The urban design element also addresses the parking problem by encouraging parking in the rear or underground in multifamily developments, using alley access wherever feasible.

The Plan encourages high density along the transportation corridors of University Avenue and El Cajon Boulevard while preserving single-family neighborhoods and the appearance of single-family neighborhoods.

In response to the need for more usable open space and the shortage of community park and recreation areas, a current capital improvement project is the development of the Trolley Barn Park on Adams Avenue. When completed, this park, which is now in the initial design phase, will provide much needed recreational space for the people living in the northern portion of the Greater North Park area.

Overall, the Greater North Park Community Plan is the result of a network of information which has been compiled by incorporating input from every neighborhood community group, business organization and interest group in the North Park area and has been tailored to the comments and viewpoints received.

I would like to take this opportunity to thank you for your interest and support in helping preserve the wonderful Greater North Park communities.

Best regards,

GLORIA MCCOLL
City Councilwoman
Third District

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